

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00147 Sundrani**

Approved Development

1. This Minor Use Permit authorizes the construction of a new 2,170 square foot two-story single family residence, a 350 square-foot attached garage and an approximately 230 square foot deck. The proposed Gross Structural Area (GSA) is 2,520 square feet. The project will result in the disturbance of approximately 4,000 square feet on a 5,040 square-foot existing residential parcel.
2. Maximum height is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).

Conditions required to be completed at the time of application for construction permits

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
4. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
5. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.

Access

6. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Street plan for widening Studio Drive to complete the project side of an A-1 rural road section for a base shoulder and in accordance with County Public Improvement Standards.
 - b. Construct a single site access driveway approach in accordance with B-1 series drawings and in accordance with County Public Improvement Standards.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
7. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
8. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity.

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Site Development

9. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
10. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the access driveway in accordance with County Public Improvement Standards. The driveway approach shall not exceed 20 feet in width.
11. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

12. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

13. **At the time of application for construction permits**, the applicant shall provide final confirmation of water availability letter from CSA No. 10.
14. **At the time of application for construction permits**, the applicant shall provide final confirmation of sewer availability letter from Cayucos Sanitary District to service the new residence.

Grading, Drainage, Sedimentation and Erosion Control

15. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMPs, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
16. **At the time of application for construction permits**, the project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
17. **At the time of application for construction permits**, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Fees

18. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Building Height

19. The maximum height of the project is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

20. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
21. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
22. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
23. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
24. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
25. Appropriate sedimentation measures to be implemented at the end of each day's work.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

26. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
27. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District
28. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.

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29. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

30. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
31. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Design

32. Prior to issuance of a construction permit, the applicant's architect shall submit proposed wall treatments for the wall fronting Studio Drive. The wall treatment shall include color, materials, landscaping and other methods to soften the view of the wall.
33. The 6 foot high wall shall be out of the front setback.

Archaeological Monitoring

34. Prior to issuance of construction permit(s), the Applicant shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
 - b. Inclusion of involvement of the Native American community, as appropriate;
 - c. Description of how the monitoring shall occur;
 - d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures; and
 - h. Description of monitoring reporting procedures.
35. Prior to construction/ground-disturbing activities, the Applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) are tested by a County-approved archaeologist. Should buried resources be identified, further testing or avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required. As an alternative to testing, monitoring during construction in

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these sensitive areas could occur. [If monitoring is implemented in sensitive areas, the archaeologist should work with a Native American monitor.]

36. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.
37. The archaeologist shall verify implementation of the Plan during construction/improvements. A final report on compliance shall be submitted by the archaeologist prior to final inspection/ occupancy of individual lot construction permits.
38. Upon completion of all monitoring/ mitigation activities, and prior to final inspection/ occupancy of individual lot construction permits, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final map recordation will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.